



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, OCTOBER 3, 2003 - 9:00 A.M.

City Hall - 1700 Convention Center Drive
Commission Chambers - Third Floor
Miami Beach, Florida 33139

A. FTAA PRESENTATION

The Administration and the Police Department will make a presentation regarding the upcoming Free Trade Area of the Americas conference.

B. PROGRESS REPORTS

1. **FILE NO. 2953** **SEVEN HUNDRED REALTY CORP.**
700-714 LINCOLN ROAD/1630-1640 EUCLID AVENUE

The applicant received a variance on July 25, 2003 to construct a one-story addition at the rear of the property within the required setback. The Board has requested that this applicant present progress reports on a monthly basis until they are ready to proceed with their project. Of particular concern is the existing sidewalk café and the approved number of tables that occupy the outside property, and also the dishwashing and table busing equipment, which the Board requested be removed from the outside area prior to application for a building permit.

NEXT REPORT: NOVEMBER 7, 2003.

C. CONTINUED CASES

2. **FILE NO. 2949** **ELVERA CHARITABLE REMAINDER TRUST**
THEODORE CRANDALL, TRUSTEE
401 JEFFERSON AVENUE

This case is continued from the meeting of September 12, 2003.

The applicant is requesting the following variances in order to construct a four story, six (6) unit multifamily building with ground floor commercial on a vacant parcel of land:

**5. FILE NO. 2956 MURANO TWO, LTD. & MURANO THREE, LTD.
d/b/a MURANO GRANDE AT PORTOFINO and ICON
400-450 ALTON ROAD**

The applicant is requesting the following "after-the-fact" variances in order to complete the construction of an accessory parking garage for the Murano Grande and Icon residential towers:

1. A variance to waive 2' – 0" of the minimum required two-way drive width of 22' – 0" in order to retain the existing parking garage where a small portion of the entrance drive that is 20' – 0" wide.
2. A variance to waive 6" of the required setback of 1' – 6" for columns between parking spaces and parallel to an interior drive on each side of the required drive, measured from the edge of the required interior drive to the face of the column, in order to retain several columns at the south end of the garage setback only 1'-0".

CONTINUED TO THE NOVEMBER MEETING.

**6. FILE NO. 2965 CHUNG YIN AND ANGELA NG
282 PALM AVENUE**

The applicant is requesting the following variance in order to construct a swimming pool and deck, facing South Coconut Lane, in the front yard of an existing residence:

1. A variance to waive 14' of the minimum required front yard setback of 20' in order to construct a swimming pool deck 6' from the property line and a swimming pool 7' – 6" from the property line facing South Coconut Lane.

APPROVED WITH CONDITIONS.

**7. FILE NO. 2966 WILLIAM GOLDSMITH
1820 WEST 25TH STREET**

The applicant is requesting the following variance in order to construct a one story detached pool house with a guest quarters, bathroom, recreation room and covered terrace to the southwest of the existing single family residence:

1. A variance to waive 15'-9" of the required 23'-7" side yard setback for the construction of a pool house 7'-10" from the west side property line.

APPROVED WITH CONDITIONS.

**8. FILE NO. 2967 ELINOR HALPERN
2191 NORTH BAY ROAD**

The applicant is requesting the following "after-the-fact" variance in order to retain a pool screen enclosure in the rear of an existing single family residence:

1. A variance to waive 2'-5" of the minimum required side yard setback of 7'-6" in order to legalize a non-conforming pool screen enclosure built 5'-1" from the south side property line.

APPROVED WITH CONDITIONS.

**9. FILE NO. 2968 NOBU ASSOCIATES SOUTH BEACH, L.P.
1901 COLLINS AVENUE**

The applicant is requesting the following variance in order to extend an existing porch/terrace along 20th Street to be used for outdoor restaurant seating:

1. A variance to exceed the maximum allowable projection into the required yard of 3.58' for a porch or terrace by 1.41' in order to extend an existing porch/terrace 4.99' into the required north side yard and 10.41' from the north side property line facing 20th Street.

APPROVED WITH CONDITIONS.

**10. FILE NO. 2970 TEMPLE BETH SHOLOM, INC.
4100 CHASE AVENUE**

The applicant is requesting the following variances in order to construct a 20 space at-grade parking lot:

1. A variance to waive all of the minimum required 5' side setback in order to construct the above at-grade parking lot up to the west interior side property line.
2. A variance to waive 3' of the minimum required 5' side setback in order to construct the above at-grade parking lot 2' from the east side property line facing Chase Avenue.

APPROVED WITH CONDITIONS.

11. FILE NO. 2971 DAVID AND LAURA BENSON
Page 4 of 5

312 PALM AVENUE

The applicant is requesting the following variance in order to construct a swimming pool and deck in the front yard of an existing residence facing Palm Avenue:

1. A variance to waive all of the minimum required front yard setback of 20' in order to construct a swimming pool deck up to the property line and a swimming pool 7' – 9" from the property line facing Palm Avenue.

REQUEST MODIFIED AND APPROVED WITH CONDITIONS.

F:\PLAN\zba\AFTERAC\aftOct,03.doc